



## **MAYOR & COUNCIL COMMUNICATION**

**DATE:** March 3, 2015  
**REGULAR**  
**ITEM #** 12

**AGENDA ITEM:** Lennar Townhouse Subdivision (Diedrich/Rieder Property) Sketch Plan

**SUBMITTED BY:** Kyle Klatt, Community Development Director

**THROUGH:** Dean Zuleger, City Administrator

**REVIEWED BY:** Planning Commission  
Nick M. Johnson, City Planner  
Jack Griffin, City Engineer

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### **SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item .....Community Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff ..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion ..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**POLICY RECCOMENDER:** Lennar Corporation has submitted a sketch plan related to a proposed single-family detached residential subdivision that would be located on property currently owned by Tammy Diedrich and Gerhard Rieder and located immediately north of the Hunters Crossing subdivision along Lake Elmo Avenue. The applicant is proposing to construct 50 townhouse units as part of the project, all of which would be accessed via a new connection to the planned 5th Street minor collector roadway. The site is situated between the Hunters Crossing development and the Cimarron golf course, and is also bordered the by Trinity Select (Tans-City Investments) industrial building to the east.

At the sketch plan level, high-level review is focused on consistency with the Comprehensive Plan and zoning ordinances, transportation and other infrastructure, proposed parkland dedication, and other planning and land use elements that relate to the subject parcel and proposed development. The sketch plan review is intended to assist the applicant in the preparation of a Preliminary Plat application, and although the plan was reviewed by the Planning Commission, no formal City action is required at this time.

**FISCAL IMPACT:** None – City costs related to the review of the sketch plan are reimbursed by an application fee and a development review escrow.

**SUMMARY AND ACTION REQUESTED:** The City Council is being asked to review a Sketch Plan submitted by Lennar Corporation for a proposed 50-unit single family attached townhouse subdivision located within the I-94 Corridor Planning area within the City's urban sewer service area. The Planning Commission reviewed the sketch plan for the subdivision, which will be located on property presented owned by Tammy Diedrich and Gerhard Rieder, at its February 23, 2015 meeting. As the sketch plan review requires no formal action, the City Council is asked to provide preliminary feedback and high level review of the proposed development.

**BACKGROUND INFORMATION:** Attached is the original detailed Staff Report that was provided to the Planning Commission on February 23, 2015 regarding the Lennar sketch plan. The Staff Report includes general information about the proposed subdivision, a summary of the relevant planning and zoning issues, as well as a review of the proposed design and infrastructure. Review of the Sketch Plan was completed by planning staff, the City Engineer, and the City's landscape architecture consultant.

In terms of the specifics of the review, greater details are found in the Staff Report dated February 23, 2013, as well as the attachments. However, staff did want to highlight two important aspects of the proposed subdivision.

- The developer will need to coordinate with Ryland Homes to either move forward with a joint project to build 5<sup>th</sup> Street across the southern portion of the site or to stage the construction of the northern segment of this road with other public improvements on this site.
- The applicant understands that all other developers connecting to the recently installed water main along Lake Elmo have agreed to pay the water availability fee of \$3,000 for the entire project at the time of subdivision rather than just the lots included in a final plat. The City will carry this same policy forward with the Lennar project.

**PLANNING COMMISSION REPORT:** The Planning Commission reviewed the sketch plan at its February 23, 2015 meeting. In reviewing the proposed subdivision, the Planning Commission provided high level review and initial feedback to the applicant. Greater detail of the Planning Commission's review comments can be found in the Planning Commission minutes (DRAFT). However, staff wanted to highlight the following items that were identified during the Planning Commission review:

- The Commission suggested that the plans incorporate a trail connection to 5<sup>th</sup> Street from the eastern cul-de-sac.
- The Commission strongly encouraged the applicant to coordinate with the Ryland Homes to build 5<sup>th</sup> Street as one project.
- The Commission suggested that the applicant consider adopting standards to discourage blank garage doors.

In providing feedback directly to the applicant, the Planning Commission was able to communicate the areas of future focus and review. The applicant noted that after review by the City Council, they will likely start preparing a preliminary plat application.

**STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS:**

**Strengths:** Providing a review of a sketch or concept plan allows for initial review of a development plan in advance of preliminary plat application. This process allows the City to identify critical issues and set expectations before the applicant has expended significant resources in preparing a preliminary plat.

The proposed subdivision is consistent with the Comprehensive Plan and specifically the future land use designation for this property.

**Weaknesses:** None

**Opportunities:** The developer has stated that they would like to work with Ryland homes to build 5<sup>th</sup> Street as one project rather than splitting the construction of this road in half.

The project would add 50 new connections to the City's water system with the corresponding access and connection fee revenue.

**Threats:** None

**RECOMMENDATION:** No formal action is required as part of the sketch plan review. The City Council is asked to provide high-level review and feedback regarding the proposed subdivision. The review comments and issues identified in this stage of review are utilized to inform a future preliminary plat application.

**ATTACHMENTS:**

1. Staff Report to the Planning Commission, 2/23/15
2. Application Forms
3. Location Map
4. Townhouse Plans and Photo Examples
5. City Engineer Review Memorandum 2/17/15
6. Landscape Architect Review Memorandum 2/18/15
7. Lennar Townhouse Sketch Plan